

125 PLOTS SOLD IN CHEVERLY AS BUILDING SITES

Rapid Progress Is Reported in Development of 425-Acre Suburban Tract.

Rapid progress in the development of the Cheverly properties is reported by Robert Marshall, president of the Washington Suburban Realty Company. The property was purchased by the present owners in 1919 and development work started in January, 1920.

The property contains 425 acres, and has been subdivided into 2,000 building lots, each with a frontage of fifty feet and a depth of 150 feet.

One hundred and twenty-five contracts, calling for from one to ten lots each, have been signed to date, the total sales aggregating \$90,000. More than 50 per cent of these purchasers are planning to build homes on their property at an early date. Ten houses have been constructed, and work will be started on three additional houses this month.

Mr. Marshall says that a building operation on a large scale will be started at Cheverly this spring. Houses ranging in value from \$5,000 to \$15,000 and containing from five to eight rooms, with one or two baths, will be erected in groups of five at a time, on plots of ground from two to five lots.

All improvements being installed are without assessment to lot purchasers. These include one main thoroughfare known as Le Blond Highway, which is 60 feet wide and 6,000 feet long, is paved, parked and lighted, and cost \$65,000, to connect Kenilworth avenue to the new Annapolis Highway, from Washington to Annapolis, a new electric plant with capacity to heat 100 houses. All streets running through the property from the Le Blond Highway are being graded and macadamized, and will be 18 feet wide.

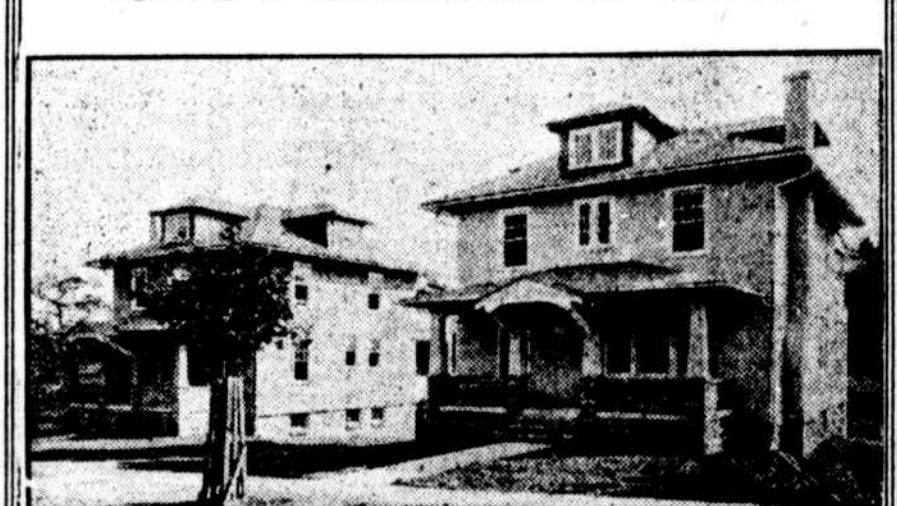
The policy of the operators is to sell at the nominal price of 5 cents a square foot, one-half of the property from which is being accumulated a sum of \$300,000. This sum will be used to install modern improvements, keeping alternate blocks in reserve until the entire property is developed into residential property. It is the intention of the management to add an increased value each year to all of the building lots in Cheverly by reason of all improvements being installed without assessment by the plan of the operators to finance home building, without profit, by mortgage money furnished without brokerage. This plan will be followed out until one-half of the property is developed, the operators being satisfied to take their profit from the remaining 1,000 lots.

Cheverly is located five miles from Washington, is on the main line of the Pennsylvania Railroad, and seven local trains are scheduled each way through the property each day.

\$30,000 in Gems Stolen.

ST. PAUL, Minn., Nov. 5.—Diamonds valued at \$30,000 were obtained yesterday by two men who robbed the store of A. I. Shapiro & Sons.

Cleveland Park



3510-3512 Porter Street N. W.

Just ready for occupancy, the very best value in new homes. Eight large rooms, two baths, 31-foot sleeping porch, built-in heated garage. Conservatively priced at least \$4,000 under prevailing market. This is a \$20,000 home, which can be bought for \$16,000 on reasonable terms by responsible purchaser.

Representative on Property All Day Tomorrow

BARGAINS

By BOWEN

On Thirteenth, near Randolph—Hot-water heat, electricity and gas. A new six-room home at a saving of \$1,250. Deep lot, 30-foot alley. Terms depend on you.

Out Cleveland Park Way—You can save yourself \$2,000 if you can pay cash for the rest of the equity. I. e., \$3,500. Balance, \$30 monthly, plus semi-annual interest on \$3,900 trust. Price, \$7,950.

Semi-detached, Petworth—Near two car lines; eight large rooms, bath and room for three rooms in attic. Featuring this home for quick sale at \$7,850, \$1,500 less than amount refused by owner of like house in same block last week. Reasonable terms to responsible party.

Wisconsin Avenue Corner—Opposite the Observatory. Bruening-built, six very large rooms, bath, sleeping porch, hardwood floors, hot-water heat, electricity and gas, full concrete cellar, garage. A splendid, complete home. Asking \$10,500. You will have to see this to appreciate that this also is a bargain.

LEONARD L. BOWEN

209 Continental Trust Building
Main 579 14th and H Sts. N. W. Main 579
Home Phones: North 8280, Columbia 6976-J, West 180

PERMITS ISSUED FOR DWELLINGS ARE NUMEROUS

Isadore Freund to Build Twenty-one Homes in Woodridge. Other Activities.

Today closed another active week at the office of the building inspector.

Charles H. Tompkins was issued a permit to build a two-story concrete and brick store and office building at 1 Thomas Circle to cost \$85,000.

The Security Storage Company was issued a permit to erect a seven-story brick and concrete storage building at 1142-1144 Fifteenth street northwest to cost \$60,000.

Isadore Freund was issued permits to build twelve dwellings on Twenty-seventh street northeast, Woodridge, to cost \$42,000.

Numerous permits were issued for the erection of residential property, garages, and for repairs. Following are some of the permits issued during the week:

Paul Hemmelfarb to build brick store at 1900 M street northwest, to cost \$15,000.

Paul Hemmelfarb, to build brick store at 301 Maryland avenue southwest, to cost \$2,200.

John S. Bluck, to erect brick garage rear 1200 Hamilton street northwest, to cost \$800.

Edward A. Kerr, to erect brick garage rear 28 W street northwest, to cost \$800.

Souell & Lurig, repairs to property at 1739 F street northwest, to cost \$4,000.

L. E. Breuninger & Sons, to build two-story brick dwelling at 1604 Varum street northwest, to cost \$20,000.

Washington Accessories Company, to build two-story brick store at 1706 L street northwest, to cost \$7,000.

Allan E. Walker Investment Company to build two-story store and frame dwelling at 3228 Harrison street northwest, to cost \$8,000.

Mrs. A. Snyder, repairs to property at 1741 Columbia road northwest, to cost \$2,500.

M. L. Lemon, to erect three brick garages rear Belmont road northwest, to cost \$1,100.

P. Hemmelfarb, to build one-story brick store at 1262-64 Eleventh street southeast, to cost \$3,000.

P. J. Tobin to build one-story church at 212 New York avenue northwest, to cost \$45,000 (Church of the Holy Redeemer).

Joseph Pugliese repairs to property at 39 H street northeast, to cost \$1,500.

James T. Kenyon to build two-story brick dwellings at 1422-1424 A street southeast, to cost \$10,000.

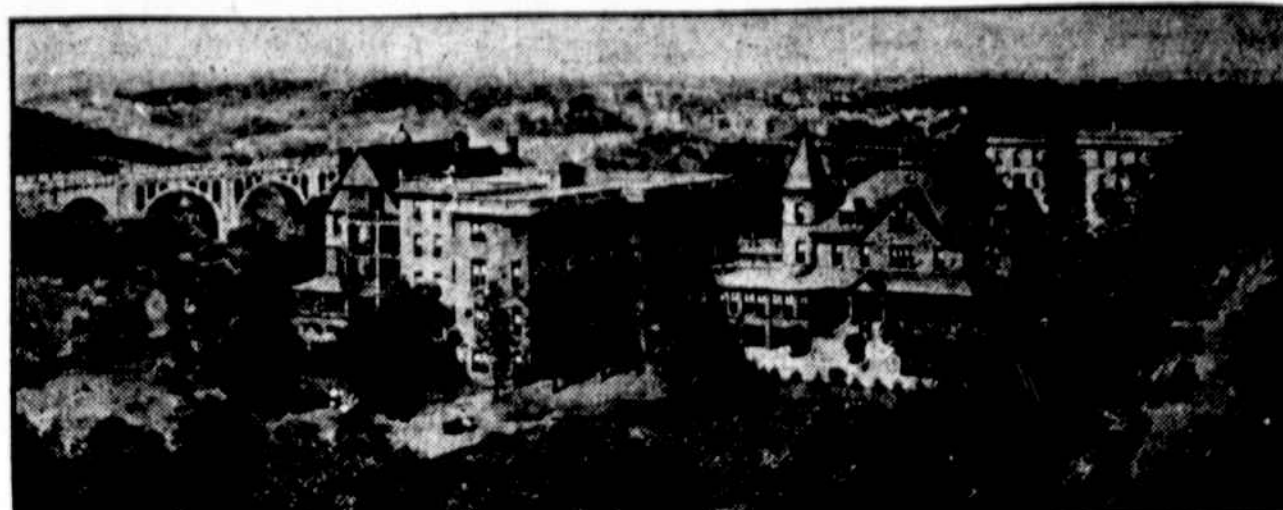
Leopold H. Foster to build two-story brick drugstore at 1133 Eleventh street northwest, to cost \$9,000.

Hugh Wallis repairs to property at 812 Seventeenth street northwest, to cost \$12,000.

Woodrow Wilson to erect brick garage, rear 2340 S street northwest, to cost \$6,000.

David M. Kee repairs to property

NAT'L. CATHOLIC SERVICE SCHOOL BUYS BELMONT ROAD PROPERTIES



Large fireproof buildings located at Belmont road, Nineteenth and Twentieth streets northwest, formerly the Fairmont Seminary, recently purchased by the National Catholic Service School for Women. The buildings have large classrooms, auditorium, dining halls, and accommodations for

eighty students. The property overlooks the Connecticut avenue bridge and the grounds contain several thousand square feet. The sale was negotiated through the office of J. Leo Kolb for Edward A. Arnold, of New York.

Security Storage Co. Erecting New Structure

Announcement was made by the Security Storage Company during the week that work is now going forward on the erection of a seven-story building at 1142 and 1144 Fifteenth street northwest.

The building will be of concrete and brick construction, will be strictly fire-proof, and equipped with elevators. The frontage will be thirty-one feet and the depth ninety-four feet. The cost of the operation will be \$60,000.

Nathan C. Wyeth is architect, and William P. Lipscomb Company, Inc., builders.

at 1239 U street northwest to cost \$1,000.

Mattie Long to erect brick garage, rear 325 First street southeast, to cost \$1,200.

Gallagher O. Huguley to build one-story brick office for lumber yard at 963 Florida avenue northwest, to cost \$4,000.

M. O. R. B. Wannen, to build two-story brick and frame dwellings at 3708-12 Brandwine street northwest, to cost \$14,000.

M. O. R. B. Wannen, to build one-story brick and frame dwelling at 3711 Brandwine street northwest, to cost \$6,000.

R. W. Konklm, to build two-story dwelling at 2902 Twentieth street northeast, to cost \$5,000.

Wilson Gets Permit.

Woodrow Wilson was issued a permit at the District building this week for the erection of a garage at the rear of his residence at 2340 S street northwest. The garage will be of brick and concrete construction and will have a concrete and tile roof. The cost will be \$6,000. Andrew Murray is the contractor.

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REALTORS HEAR TALK ON ETHICS BY F. J. HOGAN

George B. Christian Is Guest at Luncheon Session—Edmund H. Rheem Presides.

The regular luncheon of the Washington Real Estate Board, held last Thursday, proved to be the most successful meeting of this character yet held by the board. George B. Christian, secretary to President Harding, was a guest.

Frank J. Hogan, of the local bar, spoke on "Realtors' Ethics." Mr. Hogan referred to the noticeable improvement in the character of the real estate business as conducted to day and laid great stress on the value of ethics in the profession.

He said, however, that ethics could only accomplish good by the universal acceptance of them among the entire membership of the board, and also stated that in order to make a system of ethical practice effective, the board should be diligent in banishing from its ranks any broker who refused to abide by its requirements.

In referring to the work of the arbitration committee, Mr. Hogan predicted that the future success of the board and the accomplishment of its aims depended absolutely on the effective operation of this body. He pointed out that each member should heartily agree to arbitrate any difference and willingly abide by the decision of the committee.

In reaching a decision, the committee should be actuated by a desire to establish a basis of fair dealing both between brokers and between brokers and their clients.

Edmund D. Rheem has been appointed by President Hogan as chairman of the luncheon committee for the coming year. He presided.

LEONARD L. BOWEN OPENS REAL ESTATE OFFICES

Leonard L. Bowen announces that he has opened offices in the Continental Trust Building for the conduct of a general real estate and insurance business.

Mr. Bowen is general agent of the Ocean Accident and Guarantee Insurance Company of London, and also the Preferred Accident Insurance Company of New York. He has also been associated with real estate interests both in Virginia and the District of Columbia. During the recent war Mr. Bowen was manager of the Insurance Accounting Division of the Bureau of War Risk Insurance. W. Hayden Collins, formerly with Moore and Hill, Inc., is associated with Mr. Bowen.

Remodeling Residence.

The four-story brick residence at 812 Seventeenth street northwest will be remodelled into an office and apartment building, with offices on the first floor and apartments for five families above, according to announcement made by Hugh Wallis this week. The project will cost \$12,000.

C. J. Day in New Offices.

Clifton J. Day, formerly of the real estate firm of Wercks and Day, recently dissolved, has opened new offices at room 403, 1311 G street northwest, where he will conduct a general real estate and insurance business.

JOE C. BROWN REPORTS SALE OF 31 HOMES

Specializes in Deals With Colored Purchasers on Easy Payment Plan.

The office of Joe C. Brown, 1317 F street northwest, which specializes in the sale of homes to colored on the easy payment plan, reports thirty-one sales as follows:

For Daniel C. Kies to William T. Young, premises 423 Seventeenth street southeast.

For Richard Gilson to Mary B. Overstreet, 118 Florida avenue northwest.

For John Quinn to William Smith, 69 Florida avenue northwest.

For Hestie H. Brooks to Thomas H. Brown, 68 O street northwest.

For Bertha Coblenzer to Elizabeth Taylor, 1234 Eighth street northwest.

For W. D. Sullivan, Inc., to Laura Humble, 605 Twenty-third street northwest.

For Margaret H. Brown to Joseph Shaw, 823 New Jersey avenue northwest.

For Duvall & Co. to Duvall Thomas, 218 Florida avenue northwest.

For Duvall & Co. to Nelson J. Lavender, 222 Florida avenue northwest.

For Duvall & Co. to Essie L. Washington, 224 Florida avenue northwest.

For B. F. Saul to Estella Grayson, 410 Oakdale street northwest.

For Duvall & Co. to William Vance, 220 Florida avenue northwest.

For Duvall & Co. to Homer B. Butler, 1560 Second street northwest.

For Florence Wise to Betty Wood, 204 D street northwest.

For Mary M. Stubener to Lula P. James, 1425 Duncan street northeast.

For Louis P. Shoemaker to James P. Friend, 923 H street northwest.

For Louis P. Shoemaker to Vivian Kelly, 1747 S street northwest.

For Story & Co. to Stepmey C. Brown, 1132 Twenty-second street northwest.

For Bess & Phelps to Joseph Allen, 2111 Twelfth street northwest.

For F. A. O'Neill to Lucile Johnson, 210 Florida avenue northwest.

For C. A. Strobel to Robert Terrell, 1405 Montello avenue northwest.

For Edwin W. Huguley to Fleming W. Brown, 1513 Fifth street northwest.

For James W. Keck to Susie J. Lutz, 612 New York avenue northwest.

For Mahorney & Sullivan to

American Ice Company Building New Factory

Construction work is being pushed by the American Ice Company on the erection of a two-story ice manufacturing plant at 1147 Nineteenth street northwest.

The building will have a frontage of 100 feet and a depth of 72.7 feet, will be of brick concrete and steel construction and will be strictly modern and fire-proof.

The construction cost will be \$80,000. C. Leslie Weir is architect for the project.

Alphonse Perkins, 427 R street northwest.

For Graeme T. Smallwood to William E. Pratt, 1311 1/2 S street northwest.

For Mahorney & Sullivan to Charles A. Tate, 406 Florida avenue northwest.

For Ada Thurman to Wallace Mann, 234 Warren street northeast.

For Duvall & Co. to William A. Brooks, 1152 Bladenburg road northeast.

For C. A. Strobel to Rose Lewis, 1407 Montello avenue northeast.

For James F. Shea to Pearl Lee Watts, 308 K street northwest.

For Murray Bros. to Dr. George T. Walker, 1966 Second street northwest.

BALTIMORE REAL ESTATE MAN, AGED 102, DIES

BALTIMORE, Nov. 5.—Elias Livezey, Catonsville centenarian and dean of the Baltimore real estate world, died at 10 o'clock last night.

Three days ago, Mr. Livezey became ill, but his family did not believe his sickness serious. Neither did Mr. Livezey. In spite of his one hundred and two years, he refused to consider staying in bed for more than a short time. He was anxious to be up and about again, and longed for the chair on the spacious porch at his home, Elton Park.

At 10 o'clock he declared he felt better and intended to get up for a while. His daughter, Miss Josephine E. Livezey, was with him, and was about to help him from the bed.

As he placed his feet upon the floor, Mr. Livezey seemed to hesitate. He sat there for a moment and then, without a word, fell over on the bed. He evidently had died as he fell. Medical aid was summoned, but found to be unavailing.

Up to two years ago he had taken an active part in the real estate business on Lexington street, that he founded many years ago when he first came to Baltimore.

Mrs. Minar said that Lyon Park was particularly well situated to reap the advantages of the improvements as the new highways, and the old as well, will converge toward this property. In addition, the Falls Church branch of the Washington-Virginia railway passes directly through Lyon Park.

BIG BUILDING BOOM AT LYON PARK BEGINS

Construction on Two Houses Is Started—Forty to Be Built By One Investor.

Foundations for two houses, the first of a group of forty new homes, will be started this week in Lyon Park, Va., by the local investor who has just completed the purchase of eight lots in this new suburb. When the first two houses are well under way, another two or three will be begun. The big building operation will be in progress continuously until its completion, according to Ruby Lee Minar, sales manager for Lyon Park.

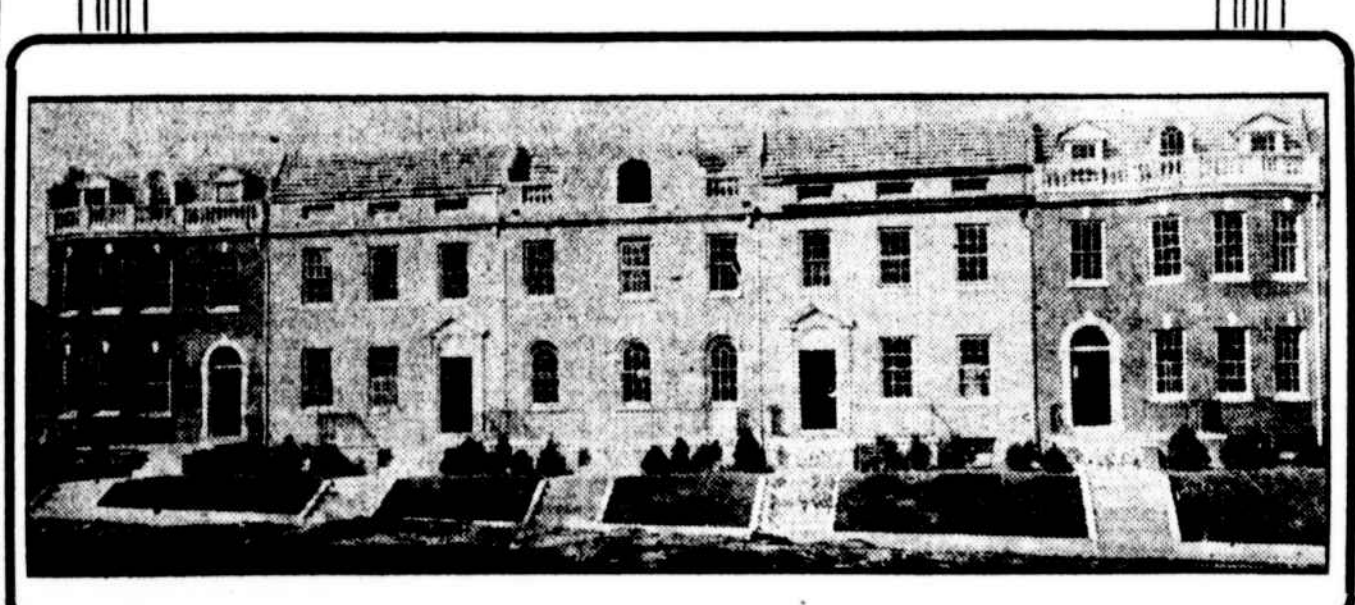
"The purchase of this large parcel of lots," said Mrs. Minar, "is one of the striking evidences of the stimulation of interest in nearby Virginia property which has been furnished by the extensive highway improvements undertaken in Arlington county both by the Government and by the county authorities."

"Many of these improvements are now under way or near completion and others are in early prospect. The Government, as indicated in President Harding's request for estimates from Col. Clarence O. Sherrill, proposes to spend from \$3,000,000 to \$10,000,000 in the construction of the Lincoln Memorial Bridge, which will join the District of Columbia with Arlington county at a point about midway between the present Highway Bridge and the new Key Bridge. An adequate highway leading from the bridge into Arlington county will follow as a matter of course."

"The importance of these new projects can hardly be overestimated. A glance at the map of Washington will show that with the completion of the new highways and bridges residents of Arlington county will be able to enter Washington over fine paved roads at Georgetown over the new Key Bridge over the new Lincoln Memorial Bridge at the Lincoln Memorial, and at Fourteenth street over the present Highway Bridge."

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Open and Lighted!



Our Sample House

2703 Woodley Road

Take Chevy Chase Car to Woodley Road and Walk One Block West

Eight rooms, 2 baths, one with shower, and 2-car garage. These are wonderful houses in an ideal location, overlooking a beautiful estate and Wardman Park Hotel. They embody all the refinements that the careful housekeeper requires. Cedar Closets, Oak Floors, Ripolin Enamel used throughout. Electric floor plugs in all rooms. Front, rear and sleeping porches. Large fireplace. Pittsburgh instantaneous heater. Corto radiation, thirteen-inch front wall, with Indiana limestone doorways and trimmings.

This is the home of the day and the result of deep architectural thought and painstaking effort in building. Don't fail to see these today.

W. C. & A. N. Miller